

Township of Bloomfield

Building & Inspections Department
1 Municipal Plaza, Room 105
Bloomfield, New Jersey 07003
Phone: (973) 680-4648

Certificate #: _____

Date: _____

Block: _____ Lot: _____ Unit: _____

CERTIFICATE OF CONTINUED OCCUPANCY FOR A TRANSFER OF TITLE

Owner: _____ Agent: _____

Address: _____ Contact #: _____

Contact #: _____ Closing Date: _____

Property Address: _____

Fees Remitted \$ _____

Check # _____

Other _____

Collected By _____

SINGLE FAMILY/CONDO TWO FAMILY THREE FAMILY COMMERCIAL/MIXED USE: SQ.FT _____

APPLICATION MUST BE SUBMITTED 30 DAYS PRIOR TO THE CLOSING DATE
THIS CERTIFICATE IS VALID FOR A PERIOD OF (6) MONTHS
PLEASE NOTE: THE CCO INSPECTOR WILL CALL YOU TO SCHEDULE AN APPOINTMENT

This Certificate of Continued Occupancy shall evidence only that a general inspection of the visible parts of the building has been made, and that no violations of the current codes (or regulations) have been determined to have occurred and no unsafe conditions have been found.

FORECLOSURE SHORT SALE PURCHASED AS IS

A Temporary CCO requires a signed letter of intent from buyer's attorney. The buyer is responsible to bring the above mentioned property up to the current Township codes within (6) six months of closing. This includes all compliance with subcode inspections for past and present alterations, and approvals from both the Zoning and Building Department. Buyers that fail to comply will be prosecuted for violations of the appropriate code.

INSPECTOR'S COMMENTS: _____

Raymond Ramos, CCO Inspector

Date Issued

White – Office Copy

Pink – Tax Assessor Copy

Yellow – Applicant Copy

Light Blue – Office Receipt

Gold – Applicant Receipt



TOWNSHIP OF BLOOMFIELD

Bloomfield, New Jersey 07003-3487

The Bloomfield Certificate of Continued Occupancy Program was established in 1987. Its intent is to recapture lost tax ratable as well as utilize municipal codes and ordinances as a tool in maintaining high property values to keep the Township a desirable place to live and work. The inspection includes, but is not limited to, the following:

- Exterior of structure must be maintained
- Sidewalks must be maintained
- Service on the exterior of structure must be secure
- Exposed wiring, outlets, switches, etc.
- Open ceilings and walls
- Abandon oil tanks (interior and exterior)
- Proper-permits for construction including decks, sheds, interior renovations, finished basements, roofing, siding etc.
- Railings installed if there are 3 or more steps (interior and exterior)
- Attached Garage: Door entering into the house must be fire rated with self closing door hinges and fire rated seal's around the door. Any opening abut to the residence must be sealed.
- Smoke detectors:
 - *Single Family:*
 - 1 must be placed on each floor
 - Must be placed in the midsection of basement stairwell and/or attic
 - Must be placed in the hallway where bedrooms connect
 - *Multifamily:*
 - 1 must be placed on each level
 - Must be placed in the *midsection* of basement stairwell and/or attic
 - Must be placed outside the bedrooms; in each dwelling unit
- Smoke/Carbon monoxide detectors: Only required in Bedroom Area

Sincerely,

CCO Inspector

Department of Inspections
Room 105
Municipal Building



Bonnie N. Flynn, PP, AICP
Planning Director
Tel: (973) 680- 4053
Fax: (973) 680-1652

TOWNSHIP OF BLOOMFIELD

Bloomfield, New Jersey 07003-3487

CERTIFICATE OF CONTINUED OCCUPANCY FEE SCHEDULE

Residential

- Single Family \$125.00
- Two Family \$185.00
- Three Family \$280.00

Each additional dwelling unit is \$95.00 but will not exceed \$1,000.00

Commercial & Manufacturing Buildings

Buildings up to:

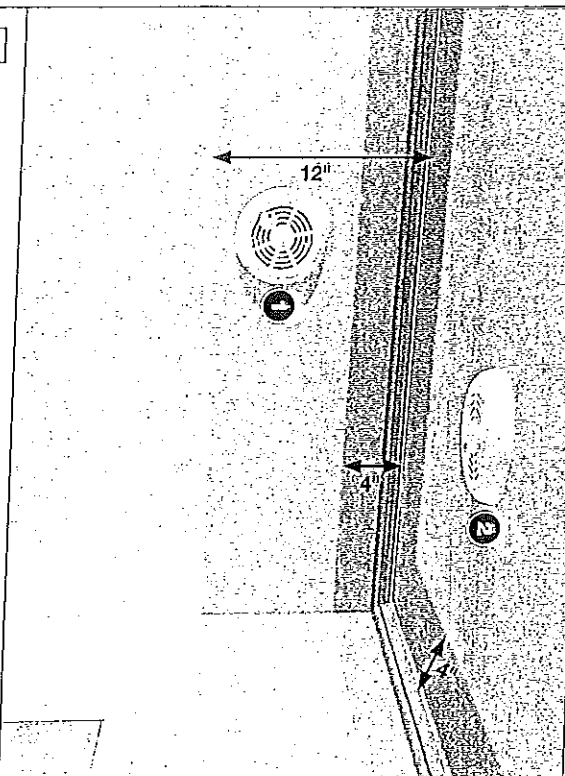
- 5,000 square feet \$315.00
- 5,001 to 20,000 square feet \$625.00
- 20,001 to 50,000 square feet is \$935.00
- Over 50,001 square feet is \$1,250.00

We accept Check, Money Order, Visa and MasterCard.

Thank You,

Bonnie N. Flynn, PP, AICP
Planning Director

SMOKE DETECTORS



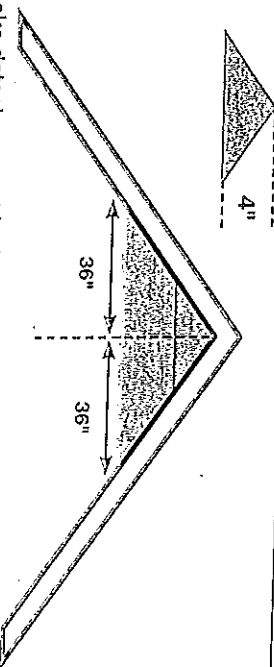
- Smoke detectors can be installed in this area
- Smoke detectors can NOT be installed in this area

No.	Code	Description
11	NFPA 72	Smoke detectors located on the wall must be located no closer than 4" from the ceiling and no further than 12" from the ceiling.
12	NFPA 72	Smoke detectors located on the ceiling must be located no closer than 4" from the wall.

YOU SHOULD KNOW:
2005 NEC: 110.3(B) Requires all manufacturers' instructions to be followed when installing listed equipment such as smoke detectors. NFPA 72 mandates smoke detector placement. Manufacturer's instructions provide these rules for smoke detector placement. Read instructions carefully.

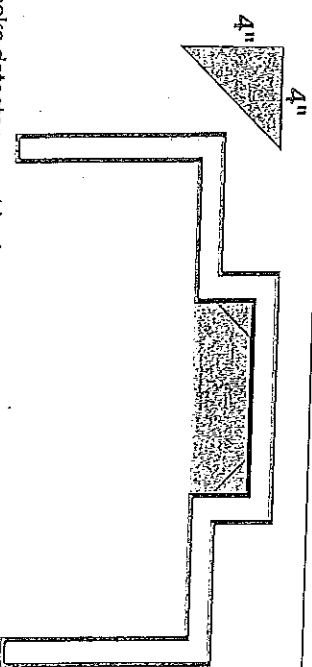
SMOKE DETECTOR PLACEMENT

PEAKED CEILINGS



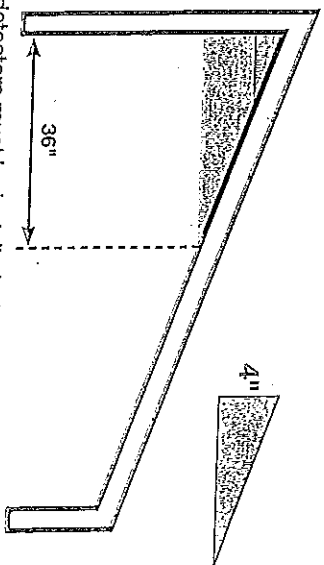
Smoke detectors must be located within 36" horizontally of the peak, but no closer than 4" vertically to the peak.

TRAY CEILINGS



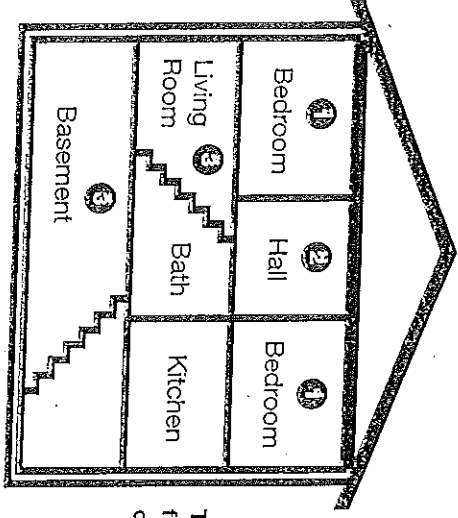
Smoke detectors must be installed on the highest point of the ceiling no closer than 4" from the sidewall or on the sidewall of the tray portion between 4" and 12" from the ceiling.

SLOPED CEILINGS



Smoke detectors must be installed within 36" of the high side of the ceiling, but not closer than 4" from the adjoining wall surface.

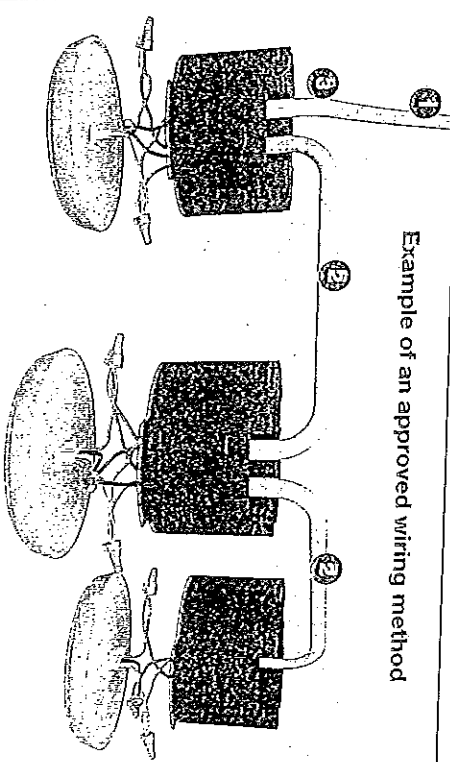
SMOKE DETECTOR LAYOUT



Typical section and floor layout of two different dwellings.

No.	Code	Description
1	R313.2(1)	Smoke detectors must be located in each sleeping room.
2	R313.2(2)	Smoke detectors must be located outside each sleeping area.
3	R313.2(3)	Smoke detectors must be located on each level of the dwelling unit including basements, but NOT including crawl spaces or uninhabitable attics.

SMOKE DETECTOR WIRING



Example of an approved wiring method

No.	Code	Description
1	E3802.12 (NEC® 210.12)	Arc Fault (AFCI) protection is required for all branch circuits supplying 120 volt bedroom outlets including those for smoke detectors.
2	R313.2	Smoke detectors must be interconnected so that activation of one alarm will activate alarms on all smoke detectors.
3	R313.3	Smoke detectors must receive their primary power from the building wiring and be provided with battery backup. Wiring must be permanent and without a disconnecting switch other than a circuit breaker.

YOU SHOULD KNOW:

- In a typical installation as shown, the power supply to the first smoke detector is a 2 conductor with ground NM cable. Power and interconnection to each successive smoke detector is made with a 3 conductor with ground NM cable.
- When alterations, repair or additions require a permit, or when one or more sleeping rooms are added to an existing dwelling, smoke detectors are required as per new construction. (Exceptions may apply.)

USER MANUAL

CARBON MONOXIDE & SMOKE ALARM

RC420COM

Thank you for purchasing the carbon monoxide and smoke alarm. This is one Single Station alarm. Please read the instructions thoroughly and save it for future reference.

Features:

- Loud 85 decibel alarm.
- Permanent carbon monoxide sensor.
- Powered by one 9V battery.
- The alarm will emit four short alarm beeps when Carbon Monoxide is detected and will emit continuous beeps when smoke is detected. The alarm will also emit continuous beeps when both smoke and carbon monoxide are detected at the same time. The red LED will flash while in alarm mode.
- One "beep" every 30 seconds is an indication that the battery is low (need replacement) or the unit is malfunctioning.
- Test button to verify that the unit is functioning correctly.
- Green and red LED lights that indicate normal operation and alarm status.
- The unit will "beep" and green LED will flash once as power up.

Green LED: The green LED flashes every 30 seconds to indicate the unit is operating properly. **Red LED:** When a dangerous level of carbon monoxide is detected and a potential fire is detected, the red LED will flash and the alarm pattern will sound. **The CARBON MONOXIDE (CO) & SMOKE combination alarm monitors the air for the presence of CO or for a potential fire. The alarm will sound and be accompanied by the flashing red LED light when there is high levels of CO present or there is a potential fire present.**

CAUTION: This alarm will only indicate the presence of carbon monoxide gas at the sensor. Carbon monoxide gas may be present at other areas.

Specifications:

- Power Supply: one 9V alkaline 6LR61 or carbon zinc battery 6F22.
- Sensitivity Setting: CO: 100 +/-50ppm CO concentration
SMOKE: 1%-5%/FT OBS
- Standby current: <100uA
- Alarm Current: <75mA
- Operation Ambient Condition: 5-40°C, 20-90%R.H.

Installation Instructions:

Step 1

Installation Guide:

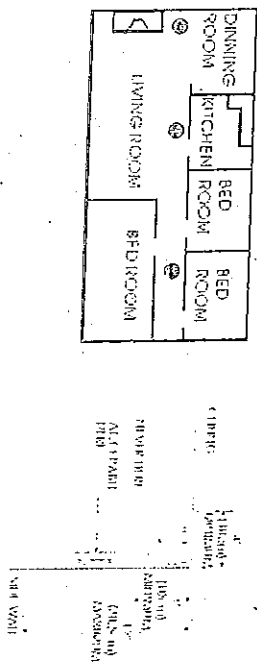
IMPORTANT: THIS ALARM MUST BE MOUNTED ON A WALL OR A CEILING

A: Recommended Installation Locations:

We recommend the installation of a CO & SMOKE Combination Alarm in the following locations. For maximum protection, an alarm can be installed on each level of a multilevel home including every bedroom, hallway, finished attics and basements. Put alarm at both ends of bedroom,

hallway or large room, if hallway or room is more than 30ft. (9.1m) long. If you have only one alarm, ensure it is placed in the hallway outside of the main sleeping area, or in the main bedroom. Verify the alarm can be heard in all sleeping areas.

Locate an alarm in every room where someone sleeps with the door closed. Mount the alarm on the ceiling at the center of the room. Ceiling mounting is preferred in ordinary residential construction. When mounting an alarm on the ceiling, locate it at a minimum of 4" (10cm) from the sidewall (see Diagram A). If installing the alarm on the wall, at a minimum of 4" (10cm) and a maximum of 12" (30.5cm) below the ceiling (see Diagram below).



B: Where Not to Install:

Do not install in garages, kitchens, furnace rooms or bathrooms! INSTALL AT LEAST 15 FEET AWAY FROM ANY FUEL BURNING APPLIANCE.

Do not install within 3ft(0.9m) of the following: The door to a kitchen, or a bathroom that contains ventilating fans, or other high air flow areas. Avoid excessively dusty, dirty or greasy areas. Dust, grease or household chemicals contaminate the alarm's sensors, causing it to operate improperly.

Place the alarm where drapes or other objects will not block the sensor. CO and smoke must be able to reach the sensors to accurately detect these conditions. Do not install in peaks of vaulted ceiling, "A" frame ceilings or gabled roofs. Keep out of damp and humid areas.

Install at least one foot away from fluorescent lights, electronic noise may cause nuisance alarms. Extreme temperatures will affect the sensitivity of the CO & Smoke Alarm. Do not install in areas where the temperature is colder than 40 degrees Fahrenheit (4.4 Celsius) or hotter than 100 degrees Fahrenheit (37.8 Celsius). Place away from doors and windows that open to the outside.

Step 2

Mounting Instructions:

1. Remove the mounting bracket from the back of the alarm by twisting the alarm clockwise.
2. Select a correct location for your Alarm, drill two Ø5.0mm holes in the ceiling or wall (use the mounting bracket as a template) and insert two plastic plugs into the holes, then attach the bracket to the ceiling by using the supplied two screws.
3. Insert and connect a fully charged battery to the alarm. Attach the alarm to the mounting bracket by aligning the locking tab on the bracket to the key holes on the alarm and by twisting the alarm in anti-clockwise.

Step 3

Testing the Alarm -

CAUTION: Due to the loudness (85 decibels) of the alarm, always stand an arms length away from the unit when testing.

After installation, test the unit by pressing the test button for five seconds. A series of beeps will sound.

The unit needs to be tested weekly! If the unit does not perform as described, verify that the battery is connected correctly and that the battery doesn't need replacing. Clean any dust and other buildup off the unit. If it still doesn't operate correctly call the Consumer Hotline.

SMOKE DETECTOR PLACEMENT

BASEMENT:

One at the bottom of the stairs to first floor.

FIRST FLOOR:

One at the bottom of the stairs to second floor

SECOND FLOOR:

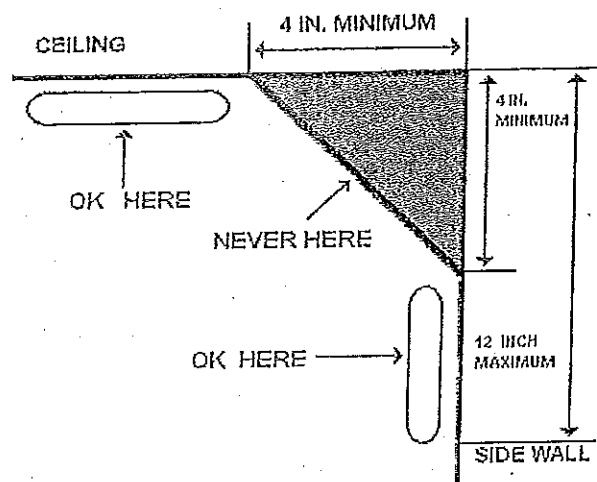
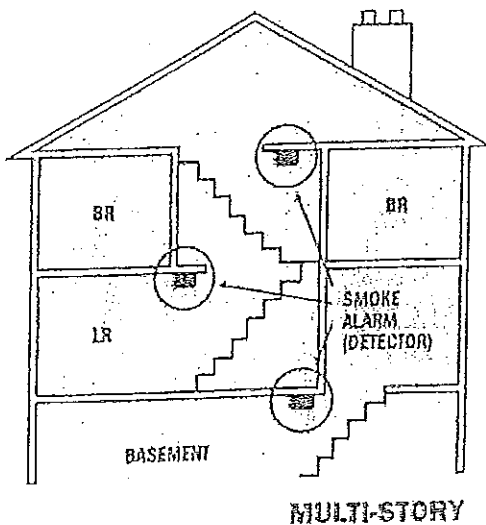
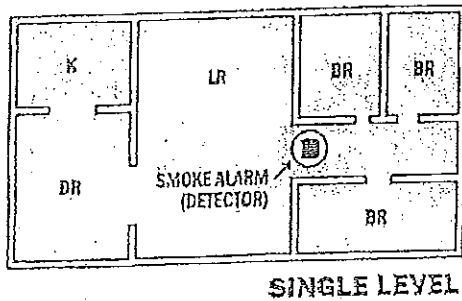
One at the top of the stairs from first floor. One within 10' of a bedroom (if any).

THIRD FLOOR:

One at the top of the stairs from the second floor. One within 10' of a bedroom (if any).

ATTIC:

No detector needed if the attic is not finished.





Jon S. Corzine
Governor

State of New Jersey
Department of Community Affairs
Division of Codes and Standards
PO Box 802
Trenton, New Jersey 08625-0802



Susan Bass Levin
Commissioner

BULLETIN NO.

06-1

Date: **February 2006** Subject: **Work Performed Without Permits**

Reference: N.J.A.C. 5:23-2.23(e)

The Department of Community Affairs has become aware of construction officials' concerns about how to proceed when it is discovered that homeowners have performed construction work without obtaining the appropriate Uniform Construction Code (UCC) permits. In some cases, this comes to light only when the home is subjected to a resale inspection or a reevaluation inspection. As a result, construction officials are faced with deciding how to handle the work done without a permit with the new homeowners. This bulletin is intended to provide guidance on how to enforce the provisions of the UCC in an equitable manner when it is discovered that a previous homeowner or the current seller has performed construction work without the required permits after the work has been completed.

If it is discovered that work was performed without a permit by a previous homeowner, construction officials should perform a Certificate of Continued Occupancy (CCO) inspection for the new homeowner. A CCO inspection is a reasonable solution for ensuring that construction work is properly documented and that future owners are not held responsible for violations resulting from work performed without permits. The documentation for a CCO inspection should include a report describing the work that was completed without a permit. Construction officials should be aware that CCO inspections are limited to those portions of the home that are visible. For items that are not visible, there must be probable cause to warrant uncovering the work to allow for inspections. The code official is not compelled to perform a destructive inspection unless there is reason to believe that a life-safety violation exists.

If it is discovered that work was performed without a permit by the current homeowner, the construction official may offer the homeowner a CCO inspection at his or her discretion, unless there is probable cause to warrant uncovering the work. If a contractor was involved and is known, the construction official should issue notices, require that a permit be obtained, and implement the enforcement actions prescribed by the UCC. In addition, construction officials should require homeowners

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to obtain a permit for any corrective work that would require a permit under normal circumstances, in accordance with the UCC.

If there are questions regarding enforcement, contact the Office of Regulatory Affairs at (609) 984-7672.